



# City of Thousand Oaks

PLANNING DEPARTMENT  
PHILIP E. GATCH, DIRECTOR

September 27, 1995

Department of Housing  
and Community Development  
1800 Third Street, Room 430  
Sacramento, CA 95814

Re: City of Thousand Oaks General Plan Annual Status Report

Please find the attached General Plan Annual Status Report. Per Section 65400(b) of the California Government Code, we are forwarding this document to you for your information. This document was presented to the City Council of Thousand Oaks on September 26, 1995.

If you have questions regarding this report please call me at (805) 449-2330.

Sincerely,

  
Scott Wolfe  
Assistant Planner

RECEIVED

OCT 02 1995

DIV. OF HOUSING  
POLICY DEVELOPMENT HCD



# M E M O R A N D U M

*City of Thousand Oaks • Thousand Oaks, California*

## *Planning and Community Development*

TO: City Manager

FROM: Department of Planning and Community Development

DATE: September 26, 1995

SUBJECT: Report to City Council on Status of the City's General Plan

### ISSUE

As required by State Law, the Department of Planning and Community Development is providing an annual report to the City Council on the Status of the General Plan.

### RECOMMENDATION

The Department of Planning and Community Development recommends that the City Council receive the following status report and finding that the General Plan is in compliance with State General Plan Guidelines.

### BACKGROUND

Per Section 65400(b) of the California Government Code, the Department of Planning and Community Development is providing an annual report to the City Council on the status of the General Plan and progress in its implementation. This request is required to be prepared by October 1, and must also be sent to the State. This annual report must also include the locality's progress in meeting its share of regional housing needs.

State Law requires that the City adopt seven required Elements of the General Plan - Land Use, Circulation, Conservation, Open Space, Noise, Housing, and Safety. Additionally, the City has adopted the following non-required Elements: Forestry, Social, Scenic Highways, Public Buildings, Seismic Safety (now required as part of Safety Element), and Recreation. No Element of the General Plan is of greater importance than another, and all must be internally consistent. The City's current General Plan complies, in its scope and content, with State Law and General Plan Guidelines. However, several of its elements are in need of updating, among which are the Open Space, Conservation, and Safety Elements. These Elements will be updated to reflect the current state of policy within the

City and will also be checked for internal consistency, as these documents were initially prepared over 20 years ago. This report also provides a review of the activity relative to the General Plan which occurred in 1994/1995 and an overview of on-going General Plan activity.

A. NEW GENERAL PLAN ELEMENTS AND POLICIES ADOPTED

**Goals and Policies:** On October 11, 1994, the City Council adopted Revised Goals and Policies to the General Plan. These Goals and Policies are the basis of the General Plan and serve to guide the City in its growth and development and to ensure that established City priorities are considered in all decisions made by the City Council and Planning Commission.

**Forestry Element:** On September 20, 1994, the City Council adopted the Forestry Element as the newest Element of the General Plan. This document provides policy direction and guidance on matters pertaining to the City's trees.

Based upon the recommended policies of the City's Forestry Master Plan, the Forestry Element addresses care, maintenance, planting and removal of City street trees as well as trees on privately-owned property. This Element also establishes the policy structure for the operation of the City's Tree Advisory Board, the establishment of new funding mechanisms for the planting and maintenance of trees, and emphasizes the importance of trees and landscaping in the development of our City. The City also adopted the Landmark Tree ordinance and other tree and landscaping regulations to help implement this Element.

B. PENDING NEW AND REVISED ELEMENTS OF THE GENERAL PLAN

Pursuant to City Council authorization, the General Plan Review Committee is overseeing the revision and/or preparation of several General Plan Elements. In addition to the preparation of these Elements, significant work will be done to ensure that these new or newly revised Elements are internally consistent with each other and all other Elements of the General Plan. A list of these Elements and target dates for completion of drafts is presented in the attached memo of September 5, 1995, on this subject.

**Land Use Element** - Various amendments to the Land Use Element of the General Plan, and related zone changes, as recommended by the Committee and initiated by the City Council on January 25,

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September 26, 1995  
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1994, are proceeding through the public hearing process. These amendments are detailed in the attached memo of September 5, 1995, on this subject.

**Circulation Element** - In conjunction with the Land Use amendments described above, the Council initiated amendments to the Circulation Element, which will be undergoing the public hearing process.

In addition to the Land Use, Circulation, and Forestry Elements, the City Council authorized the General Plan Review Committee to prepare drafts for Council consideration of the following elements:

**Safety Element** - Revision of this element was added to the Committee's work program after the 1994 earthquake. This Element has been combined with the Seismic Safety Element by the State as one required element, rather than two separate ones. On May 23, 1995, the City Council approved the hiring of a consultant to prepare the updated Safety Element.

**Open Space and Conservation Elements** - Though closely related, they will be treated as separate documents. The Council's General Plan Review Committee is presently revising these two elements which will be released for public review this Fall. Resource inventory mapping and data collection have begun in the initial phase of the revision and consolidation of these elements. In addition to a description of resources, the Conservation Element will include policies regarding the appropriate use and conservation of resources as well as implementation measures to guide the City in its development. The Open Space Element will discuss the existing open space system, and will address such issues as the completion of the Open Space Ring, the effect of development pressures on open space resources, acquisition guidelines, and a plan for adequately resolving these issues.

**Housing Element** - The Housing Element is the City's policy document addressing the provision of a range of housing for use by all socio-economic groups. A significant part of this Element is the setting of goals for the provision of Moderate-, Low-, and Very Low-Income housing as well as affordable senior citizen housing. As required by State Law, the Housing Element of the General Plan must be updated every 5 years. The last complete revision of the Housing Element was done in 1992, and the City is required to update the Element by July 1, 1996.

**Recreation Element** - Also currently in process, the recreation element will utilize the Conejo Recreation and Park District's Master Plan as the basis for its goals and policies. Various considerations are being considered in the development of this

document. Some of these considerations include:

- The need to emphasize park facilities as part of the city's planning efforts.
- Cultural issues being addressed as part of the Element.
- Inclusion of the trail system, existing and proposed, including connections to regional systems in the Element.
- The use of park facilities on a regional level.
- The provision and maintenance of recreational facilities on a cooperative basis by the City, the School District, and the Park District.
- Investigating the potential for using untapped or underutilized revenue sources to provide funding for the provision or maintenance of parks and recreational facilities.

**Air Quality Element (new)** - This new element will reflect regional, state and federal statutes and regulations addressing this issue. The regional impacts associated with air quality policy necessitate that the City's Element be consistent with EPA regulations, SCAG's Air Quality Management Plan, and the Ventura County APCD's Air Quality Management Plan as well as other Elements of the General Plan. Local air quality issues will also be addressed in the completed Element.

**Financial (Economic) Element (new)** - This proposed new Element will address Economic Development issues, incentives for business relocation, consideration of the local business community in the Planning process, and issues pertaining to the financing of City projects and operations. It is intended to be a useful information document for the public.

C. SPECIFIC PLANS (Pending)

In addition to General Plan Amendments, there are several Specific Plans which have been in process during the 1994/1995 period. Specific Plans serve to implement the General Plan within designated geographic areas. These Plans and their status include:

401 West Hillcrest Drive Specific Plan

In May, 1995, the City Council approved a work program for development of a Specific Plan for the 62-acre site in central Thousand Oaks, comprising the former Civic Center property at 401 West Hillcrest Drive, and the adjacent Fireworks Hill.

## Status of the City's General Plan

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The purpose of the Specific Plan is to establish development policies for future re-use of the Civic Center site and designate appropriate land uses, including open space/passive recreation. A draft Specific Plan has been presented to the City Council, and the Council has referred it for environmental review and future Planning Commission and City Council hearings.

### McCrea Ranch Specific Plan.

This Specific Plan has been effectively withdrawn by the applicant and did not proceed past the initial application stage. The majority of the property within the boundaries of this Specific Plan (251 acres) has recently been dedicated to the Conejo Recreation and Park District which will result in a re-evaluation of the development prospects of the remaining portion of the property.

### Adventist Specific Plan.

Specific Plan 13 is a long range plan for the development and redevelopment of 458 acres of land owned by the Southern California Conference of Seventh Day Adventists. The City Council has agreed to allow concurrent processing of entitlement permits with the Specific Plan. After 5 public hearings in December 1994 and January 1995, processing of the Specific Plan was temporarily suspended at the request of the applicant. After minor revisions were made to the Plan, Planning Commission hearings on the proposed Specific Plan resumed on September 18, 1995.

### University Specific Plan.

A Specific Plan application was filed in early 1991 by California Lutheran University incorporating future plans for its campus and adjoining landholdings, west of Mountclef Drive and north and south of Olsen Road, including new campus buildings and facilities, multi-family housing, single family homes and a conference center and lodging. This plan was recently withdrawn by the University. Various changes and expansions to the University will be processed through modifications to the Special Use Permit and the existing master plan.

## D. 1994/95 GENERAL PLAN AMENDMENTS

During 1994/95, several General Plan Amendments (GPAs) were processed, some of which were part of the previously mentioned General Plan Update. Additionally, zone changes accompanied

many of these GPAs. Brief descriptions of those pending GPAs and zone changes, which are not a part of the General Plan update described in the attached September 5, 1995 memo, as well as their current status, follow:

- LU 94-209 / Z 94-694 City of Thousand Oaks/ Oak Creek Seniors Villa: Amend the Land Use Element of the General Plan from "Commercial" to "High Density Residential" and a change of zone from P-L to RPD 29.8U or other such designation as may be deemed appropriate for land located at 267 East Thousand Oaks Boulevard. Will be scheduled for public hearing at such time as the entitlements are scheduled for hearing, since processing is occurring simultaneously.
- LU 94-210 / Z 94-697 City of Thousand Oaks: Amend the Land Use Element of the General Plan from "Commercial" to "Low Density Residential" and a change of zone from C-1 to RPD-4.5U-SFD or other such zone as may be deemed appropriate located at the southeast corner of Avenida de los Arboles and Keats Avenue. Approved by the City Council on April 25, 1995.
- LU 94-211 /Z 94-698 A request to amend the Land Use Element of the General Plan from "industrial" to "commercial", or any other designation(s) as may be deemed appropriate by the Planning Commission for property located at the southeast corner of Thousand Oaks Blvd. & Westlake Blvd. Processing of these applications will occur simultaneously with the development permit application which has not yet been submitted for review by the Planning Department and Planning Commission.

E. PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEED

According to the 1992 revision to the Housing Element of the General Plan, the City's objective to provide for the Regional Housing Need for the five year period covered by the Element was:

Very Low and Low Income Units - 300-400 units  
Moderate Income Units - 250-400 units

The City is currently at the following levels for these categories:

Very Low and Low Income Units - 249 units provided  
Moderate Income Units - 203 units provided

The following table illustrates the overall progress which the City has made in pursuit of the General Plan Housing Objectives:

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PROJECT		TENURE	APPROVED	BUILT	INCOME CATEGORY	
					VERY LOW AND LOW	MODERATE
1	Los Arboles Apts.	Rental	43	43	43	0
2	Mountclef Apts.	Rental	18	18	18	0
3	Conejo Future Apts.	Rental	90	90	90	0
4	Twin Oaks	Ownership	15	15	0	15
5	Northoaks	Ownership	112	112	0	112
6	Legget Court	Rental	49	49	49	0
7	Hidden Canyon	Ownership	635	635	115	520
8	Casa de Oaks	Ownership	185	185	20	165
9	Monterrey Woods	Ownership	40	40	4	36
10	Camelot	Ownership	180	180	36	144
11	Schillo Gardens	Rental	29	29	29	0
12	Florence Janss Apts.	Rental	64	64	64	0
13	City Rehabilitation Hillcrest Dr. Widening	Ownership	5	5	2	3
14	Hillcrest Royale	Rental	54	54	54	0
15	Scrub Oaks	Ownership	5	5	5	0
16	Cerebral Palsy and Spastic Children Fdn.	Rental	30	30	30	0
17	Royal Oaks Model Neighborhood Project	Rental	5	2	5	0
18	Shadows Apts.	Rental	148	148	30	118
19	Glenoaks Senior Apts.	Rental	39	39	39	0
20	The Groves	Ownership	91	67	35	56
21	Shadow Hills (Acquisition)	Rental	N/A	N/A	50	50
22	Area Housing Authority Hillcrest Drive	Rental	50	0	50	0
23	Corta Bella	Ownership	26	26	6	20
24	Shapell Apartments	Rental	40	40	0	40
TOTALS			1953	1876	774	1279



# Status of the City's General Plan

September 26, 1995

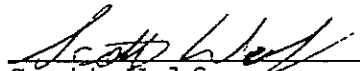
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In addition to the direct provision of affordable housing opportunities, the City is also involved in the assistance of Very Low, Low, and Moderate income households by both subsidizing rent payments, and providing aid in the form of low income loans and assisted down payments. The City also actively works to maintain the existing supply of affordable housing by rehabilitating older units. A brief summary of these programs is provided below:

PROJECT		TENURE	APPROVED	BUILT	INCOME	CATEGORY
					VERY LOW AND LOW	MODERATE
25	Section 8 existing certificates and vouchers (includes Many Mansions rental subsidies but excludes rent subsidies in above new projects)	Rental	N/A	N/A	228	0
26	Mortgage Rev. Bond First Time Buyers (existing homes - exclusive of new projects) does not include the Groves	Ownership	N/A	N/A	4	17
27	Housing Rehabilitation Program	Ownership & Rental	N/A	N/A	90	50
28	Ownership Assistance Program (excludes Groves and Corta Bella)	Ownership	N/A	N/A	25	0
TOTALS			1913	1876	1121	1346

Prepared by:

Submitted By:

  
 Scott Wolfe  
 Assistant Planner

  
 Philip E. Gatch  
 Director of Planning  
 and Community Development



# **M E M O R A N D U M**

*City of Thousand Oaks • Thousand Oaks, California*  
*Planning and Community Development*

TO: City Manager

FROM: Department of Planning and Community Development

SUBJECT: Status Report - General Plan Update, Including Amendments and Zone Changes Initiated by City Council

DATE: September 5, 1995

## Issue

At its meeting of July 25, 1995, the City Council requested a report on the timeline of the General Plan update.

## Recommendation

Receive report.

## Background

The General Plan update includes revisions to a number of the elements of the General Plan, new Air Quality and Financial Elements, as well as General Plan amendments, specific plan amendments, and zone changes which were initiated by the City Council in early 1994, upon recommendation of the General Plan Review Committee.

The target timeline for completion of drafts of the revised elements, for the public hearing process, is as follows:

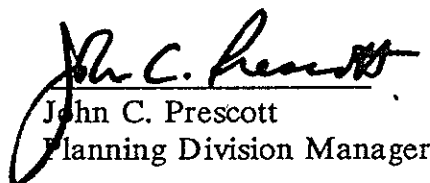
ELEMENT	TARGET DATE
Conservation/Open Space	November, 1995
Safety	January, 1996
Recreation	April, 1996
Air Quality	April, 1996
Housing (Update Required by State Law)	June, 1996
Financial	June, 1996

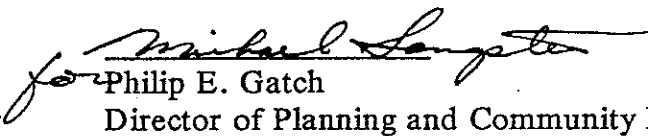
The timeline of individual General Plan/Specific Plan amendments and zone changes is presented in the attached chart. Since none of the remaining General Plan amendments/zone changes propose a designation of "open space" for privately-owned property, Staff does not anticipate the same legal issues being raised as were raised in conjunction with the Council's consideration of the General Plan amendment and Specific Plan amendment for the "old dump site" adjacent to the Hidden Canyon townhouses. However, whenever a zone change is considered which may reduce the magnitude or uses or allowable density, the affected property owner might raise legal procedural issues, as well as substantive (e.g., inverse condemnation) issues.

You may contact Philip E. Gatch, Director, if you have any questions.

Prepared by:

Submitted by:

  
John C. Prescott  
Planning Division Manager

  
Philip E. Gatch  
Director of Planning and Community Development

attachment

PCD:440-20/jp/JP917

GENERAL AND SPECIFIC PLAN AMENDMENTS / ZONE CHANGES INITIATED BY CITY COUNCIL  
PER GENERAL PLAN REVIEW COMMITTEE RECOMMENDATION

Case(s)/Planner	Applicant	Request	Location	Timeline
Revised Goals and Policies Larry Marquart	City of Thousand Oaks	Adopt revisions to the goals and policies of the General Plan.	Citywide.	Approved by City Council October 11, 1994.
C 93-24 Scott Wolfe	City of Thousand Oaks	Amend Circulation Element from 4 lanes to 2 lanes.	Reino Road between "A" Street (Maurice Drive) and Potrero Road	Approved by City Council January 3, 1995.
LU 93-197 Z 93-677  Scott Wolfe	City of Thousand Oaks <u>Property Owner</u> (1) Cohan (2) Exxon	(1) Amend the Land Use Element from "commercial" and "medium density residential" to "low density residential"; change of zone from C-1, RPD-5U and RPD-12U to RPD-4.5U-SFD or such other zone deemed desirable by the City;  (2) Amend the Land Use Element from "commercial" to "low density residential", and to re-zone this land from C-1 to RPD-4.5U-SFD or such other zone as deemed desirable by the City;	(1) 50 acres on the southwest corner of Kimber and Reino.  (2) 1 acre on the southeast corner of Kimber and Reino.	Planning Commission recommended approval on March 21, 1994. On December 13, 1994, City Council took these applications off calendar.
LU 94-200 Z 94-683  Larry Marquart	City of Thousand Oaks <u>Property Owner</u> Calvary Church	Amend the Land Use Element from "low density residential" to "very low density residential"; change of zone from RPD-5U to RPD-2U or other designation deemed desirable by the City Council.	20 acres of land located on the south side of the Ventura Freeway, west of Rancho Road.	Heard by Planning Commission April 3, 1995. Continued at the property owner's request to date uncertain.

September 5, 1995

GENERAL AND SPECIFIC PLAN AMENDMENTS / ZONE CHANGES INITIATED BY CITY COUNCIL  
PER GENERAL PLAN REVIEW COMMITTEE RECOMMENDATION

Case(s)/Planner	Applicant	Request	Location	Timeline
LU 94-201 Z 94-684  Haider Alawami	City of Thousand Oaks <u>Property Owner</u> International Land Development Mountains Recreation and Conservation Authority	Amend the Land Use Element to adjust boundaries between "very low density residential", "residentially developable", "reserve residential", and "undevelopable" designations and add "parks, golf courses, and open space"; change of zone from RPD-0.2U-SFD to OS and HPD or a very low density RPD zone.	412 acres of land located south of the Ventura Freeway and east of Rancho Road.	Planning Commission recommended approval on November 7, 1994. City Council hearing to be scheduled in October.
LU 94-202 Z 94-685  John Prescott	City of Thousand Oaks <u>Property Owner</u> Prudential Insurance Co.	Amend the Land Use Element from "low density residential" to "very low density residential"; change of zone from RPD-2.5U to RPD-0.4U-SFD.	24 acres located about 400 feet south of the southerly terminus of Highgate Road, adjacent to the City of Westlake Village.	Approved by City Council July 25, 1995.
LU 94-203 Specific Plan 4, Amendment 13  John Prescott	City of Thousand Oaks <u>Property Owner</u> Prudential Insurance Co.	Amend the Land Use Element from "very low density residential" to "parks, golf courses, and open space"; Specific Plan amendment from "very low density" to "open space", or such other designation deemed desirable by the City Council.	26 acres located about 1,300 feet northeast of the intersection of Via Colinas and Via Merida, adjacent to the Hidden Canyon Townhouses.	Approved by City Council July 25, 1995, General Plan amendment to "very low density" and Specific Plan amendment to "very low density - 0.05 dwellings per net acre".
LU 94-204 Z 95-699 Annexation 150  John Prescott	City of Thousand Oaks <u>Property Owner</u> Mountains Recreation and Conservation Authority National Park Service	Amend the Land Use Element from "reserve residential" and "undevelopable" to "parks, golf courses, and open space", or such other designation deemed desirable by the City Council; expand Planning Area boundary; annex 326 acres (MRCA parcel) to City; pre-zoning of MRCA parcel.	420 acres located on the south side of Potrero Road, west of Pinehill (portion of Broome Ranch within City's Planning Area plus portion of MRCA parcel outside Planning Area boundary).	Initiated by City Council January 25, 1994. On June 20, 1995, City Council expanded the scope of the General Plan amendment and initiated the pre-zoning. Planning Commission hearing not yet scheduled, pending completion of environmental review process - estimated to be Spring of 1996.

September 5, 1995

GENERAL AND SPECIFIC PLAN AMENDMENTS / ZONE CHANGES INITIATED BY CITY COUNCIL  
PER GENERAL PLAN REVIEW COMMITTEE RECOMMENDATION

Case(s)/Planner	Applicant	Request	Location	Timeline
LU 94-205 Z 94-688  Larry Marquart	City of Thousand Oaks <u>Property Owner</u> Raznick	Amend the Land Use Element from "medium density residential" to "low density residential" and "parks, golf courses, and open space"; change of zone from RPD-5U-SFD to RPD-3U-SFD and OS.	44 acres of land located at the southerly terminus of Knollwood Drive, west of Reino Road.	Approved by the City Council November 1, 1994.
LU 94-206 Z 94-689  Larry Marquart	City of Thousand Oaks <u>Property Owner</u> Church of the Oaks	Amend the Land Use Element from "high density residential" to "medium density residential"; change of zone from R-3 to RPD-15U, with density bonus resolution.	4 acres of land located on the southeast corner of Warwick and Mayflower.	Approved by City Council June 13, 1995.
LU 94-207 Z 94-690  Scott Wolfe	City of Thousand Oaks <u>Property Owner</u> Zada	Amend the Land Use Element from "commercial" to "very low density residential"; change of zone from C-O to RPD-2U, or such other designation deemed desirable by the City Council.	1.9 acres of land located on the north side of Hillcrest Drive, 1800 feet west of Lynn Road.	Denied by City Council July 11, 1995.
LU 94-208 Z 94-691  John Prescott	City of Thousand Oaks <u>Property Owner</u> Thousand Oaks Redevelopment Agency	Amend the Land Use Element from "low density residential" to "parks, golf courses, and open space"; change of zone from R-1 to OS, or such other designation deemed desirable by the City Council.	Northeast Greenwich Village Redevelopment Area, 14 acres on east side of Thousand Oaks Freeway, north of Hillcrest Drive.	Not yet scheduled for Planning Commission hearing, pending Redevelopment Agency decision whether to market the property. A report to the Council/Agency Board is tentatively scheduled for September 26, regarding property disposition.

September 5, 1995

GENERAL AND SPECIFIC PLAN AMENDMENTS / ZONE CHANGES INITIATED BY CITY COUNCIL  
PER GENERAL PLAN REVIEW COMMITTEE RECOMMENDATION

Case(s)/Planner	Applicant	Request	Location	Timeline
Z 93-674 Tract 4917 Scott Wolfe	Comedy Broadcasting	Change of zone from P-L to RPD-0.5U and tentative tract map to allow construction of 12 single family homes.	Site of existing KMDY radio towers.	City-initiated zone change consolidated with application for zone change and tentative tract map already on file. Mitigated Negative Declaration released for public review August 28, 1995. Planning Commission hearing estimated to be in November or December, 1995.
Z 94-686 John Prescott	City of Thousand Oaks <u>Property Owner</u> Prudential Insurance Co.	Change of zone from R-A to HPD and OS, or such other zone as may be deemed desirable by the City Council.	203 acres located approximately 4,700 feet northwesterly of the westerly terminus of Bridgegate Street.	Recommended by Planning Commission for RPD-0.05U-SFD-PR and OS-PR July 18, 1994. Scheduled for City Council public hearing September 5, 1995.
Z 94-687 Haider Alawami	City of Thousand Oaks (also the property owner)	Change of zone from HPD and C-2 to add PR (Protected Ridgeline) Overlay, or such other zone as may be deemed desirable by the City Council.	"Fireworks Hill" - 27 acres of land located immediately north of 401 West Hillcrest Drive.	Withdrawn by City Council May 23, 1995. Property also included in Z 94-696; PR Overlay approved by City Council on January 24, 1995.

September 5, 1995

GENERAL AND SPECIFIC PLAN AMENDMENTS / ZONE CHANGES INITIATED BY CITY COUNCIL  
PER GENERAL PLAN REVIEW COMMITTEE RECOMMENDATION

Case(s)/Planner	Applicant	Request	Location	Timeline
Z 94-693  Scott Wolfe	City of Thousand Oaks <u>Property Owner</u> Gurrula	Change of zone from RPD-0.22U-OS to add PR (Protected Ridgeline) Overlay, or such other zone as may be deemed desirable by the City Council.	52 acres of land on the south side of Olsen Road, north of the Calleguas Municipal Water District facility.	Initiated by City Council January 25, 1994. Merged with Z 94-695 (PR overlay northeast quadrant); recommended for approval by Planning Commission July 25, 1994. City Council hearing to be scheduled following Council consideration of amendment to PR Overlay zone, estimated to be November, 1995.

September 5, 1995